

OWNER/USER INVESTMENT OPPORTUNITY

INCOME IN PLACE

97 Street Industrial

41,235 SF± ON 1.16 ACRES±

6048 - 97 STREET, EDMONTON, AB

FOR SALE OR LEASE



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



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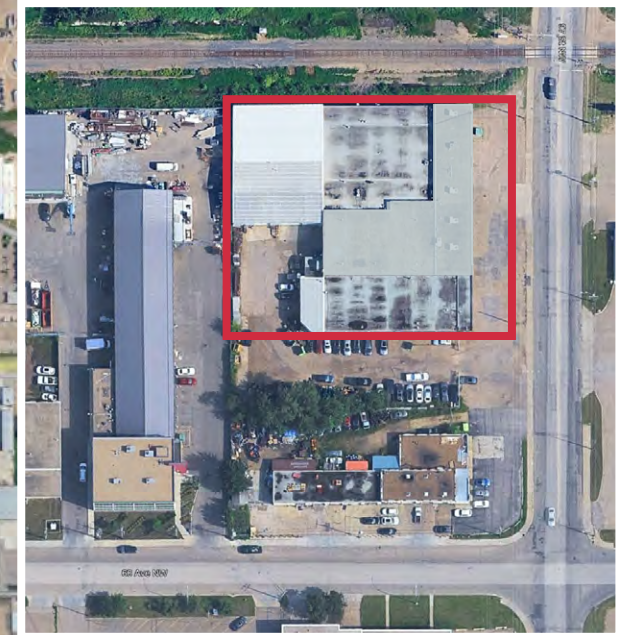
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Property Highlights

- Opportunity to acquire a 41,235 sq.ft.± manufacturing facility with prominent frontage along 97 Street NW
- Multiple bridge cranes and jib cranes located throughout the building
- Five (5) grade-loading overhead doors
- Secured yard area with additional exterior storage capabilities
- Partial roof replacement completed in March 2026
- Potential demising opportunities with existing tenancies in place for purchasers who do not require the entire building
- Immediate occupancy available on approximately 31,484 sq.ft.± with the remaining space occupied by tenants providing income in place
- Direct exposure to 97 Street NW and excellent access to major transportation routes including Whitemud Drive and 63 Avenue

Confidentiality Agreement

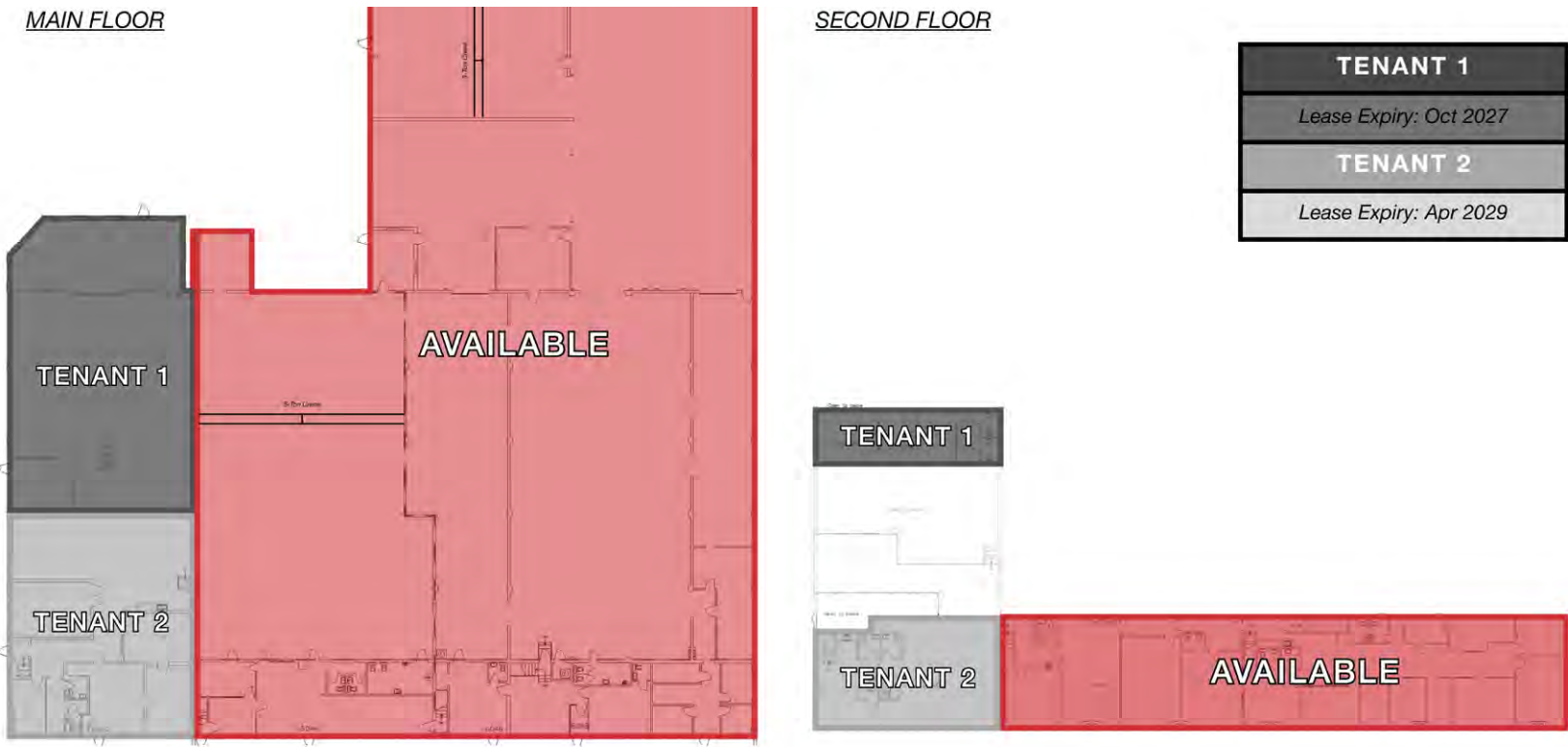


Additional Information

SIZE	Available area for Occupancy: 31,484 sq.ft. (23,720 sq.ft. Warehouse and 7,764 sq.ft. Office) Leased area: 9,751 sq.ft. Total building size: 41,235 sq.ft.
TOTAL OFFICE BUILD OUT	6,214 sq.ft. Main floor office 6,759 sq.ft. Second floor office
LEGAL DESCRIPTION	Plan 4122KS Block 9 Lot 2
SITE AREA	1.16 acres±
ZONING	IM (Medium Industrial)
YEAR BUILT	1963
CONSTRUCTION	Concrete block w/ Steel/Metal clad addition
CEILING HEIGHT	12'-18'
POWER	1000 Amp 600 Volt plus additional 400 amp and 225 Amp Service to tenanted units (TBC)
PARKING	Paved parking is provided at the front (east) of the building with additional parking, loading and yard storage areas to the south and southwest.
LOADING	5 Grade - One 10 X 12', Two 10 X 14', One 14' X 14' and One 14' X 16'±
CRANES	5 Ton Bridge Crane with 50' clear span±, 3 Ton Bridge Crane, multiple additional Jib Cranes
LEASE RATE	Market
OPERATING COSTS	TBD
PROPERTY TAXES	\$95,843.41 (2025)
SALE PRICE	\$5,600,000



Floor Plan





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